



**Howard County Housing Opportunities Master Plan  
Task Force Led Discussion #5  
December 3, 2020  
3:00 – 5:00 PM**

**Task Force Members:**

Anne Brinker  
Bill McCormack, Jr.  
Brent Loveless  
Dr. Caroline Harper  
Cindy Parr  
Jennifer Broderick  
Joan Driessen  
Kevin Kelehan  
Leonardo McClarty  
Linda Wengel  
Pat Sylvester  
Paul Casey  
Paula Seabright  
Phyllis Zolotorow  
Victoria Hathaway

**Ex-Officio Members:**

Jeff Bronow  
Jenna Crawley  
Kelly Cimino  
Peter Engel

**Guests:**

Angie Boyter  
Dale Schumacher  
David Nitkin  
Grace Kubofcik  
Jackie Eng  
Jackie Scott  
Joe Willmott  
Joel Hurewitz  
Lisa May  
Lisa Soto  
Mary Kendall  
Quanita Kareem  
Susan Garber  
Tonya Tiffany  
Tracy Deik

The meeting began at 3:02 PM.

Co-Chairs Bill McCormack and Dr. Caroline Harper welcomed Task Force members and guests to the meeting and reviewed the agenda.

**Discussion of Housing Task Force Recommendations Framework**

The Housing Task Force Recommendations Framework is based on the previous Task Force Led Discussion Sessions, as well as input from RCLCO and the public. It is supportive documentation that summarizes the work of the Task Force, which will help



the Consultants develop the final recommendations of the Housing Opportunities Master Plan.

### **Howard County Vision**

- Bill McCormack explained how the vision statement was developed.
- Paul Casey suggested that the phrase “financially attainable housing” (line 3) be changed to “affordable housing.”
- Kelly Cimino noted that the Task Force and Consultants will work together to reconcile any differences of opinions.
- Peter Engel suggested removing the phrase “balanced community development” (line 3). He noted that the vision statement should include something about geographic range to ensure that housing is spread out throughout the County.
- Dr. Caroline Harper suggested splitting the vision statement into two sentences for clarity.
- Bill McCormack, Dr. Caroline Harper & Kelly Cimino will edit the vision statement based on the comments received.

### **Policy 1 & Implementation Actions**

- Paul Casey inquired about the meaning of “annual allotted new housing units” (Policy 1) and suggested that the policy be reworded.
- Pat Sylvester suggested adding “housing affordability & abilities” to the Policy.
- Phyllis Zolotorow suggested that a rental assistance fund for seniors be included in Policy 1-c.
- Brent Loveless suggested changing “better balance schools” to “provide adequate schools” (Policy 1-f).
- Joan Driessen noted that creating housing opportunities should be the concern, and that it will take creative measures to get the infrastructure in place.
- Pat Sylvester suggested that the Task Force refer to the General Plan when recommendations are made.
- Kelly Cimino noted that Delegate Atterbeary filed legislation to prohibit Fee-in-Lieu, which can financially impact Task Force recommendations.
- Paul Casey suggested stating an amount/value for the housing trust fund/ property tax add-on and a specific AMI income level (Policy 1-c).

### **Policy 2 & Implementation Actions**

- Paul Casey suggested adding the following item under Policy 2 regarding County land: Provide that when the County sells or otherwise disposes of county-owned land, a priority shall be given to affordable housing development which could include mixed-income and mixed-use development.



- Leonardo McClarty suggested creating a small group to edit the Housing Task Force Recommendations Framework for clarity.
- Phyllis Zolotorow suggested that the term “affordable” be defined with a dollar amount.
- Peter Engel inquired about Policy 2 & 3, noting that some of the language may need to be revised. He suggested revising the language in Policy 2-e to reflect the goal of encouraging the mobility of voucher holders by providing more opportunities to move to other areas in the County.
- Linda Wengel noted that redevelopment should not reduce the number of affordable housing units.
- Pat Sylvester noted the importance of preserving housing opportunities and integrating accessible housing for seniors/ individuals with disabilities in larger communities.
- Paul Casey noted the importance of preserving & enhancing existing affordable housing stock to address those with the greatest needs.
- Linda Wengel suggested removing Policy 2-e from the implementation actions.

### **Policy 3 & Implementation Actions**

- Dr. Caroline Harper suggested revising Policy 3 to: Enhance the viability and stability of existing communities through sustainable strategies that expand housing opportunities.
- Paul Casey suggested modifying the last phrase of Dr. Harper’s proposed revision of Policy 3 to include “preserve and expand housing opportunities.”
- Joan Driessen agreed with the proposed revision of Policy 3 but suggested that the word “viability” be changed to “vitality.” She also suggested revising Policy 3-d, as it actively discourages consideration of allowing the creation of ADUs.
- Brent Loveless shared a concern about promoting ADUs in the County and its possible effect on student yields.
- Jeff Bronow shared a link on ADU research & programs:  
<https://futureofhousing.aarp.org>.

### **Policy 4 & Implementation Actions**

- Steve Breeden submitted a written comment stating that he does not support Policy 4-a because it adds another layer to the approval process for developers.

### **Task Force Schedule**

- Kelly Cimino reviewed the Task Force schedule for December 2020—March 2021.
  - Dec. 10- Task Force meeting with RCLCO.



- Dec. 11- Recommendations go to the General Plan Consultant for testing.
- Dec. 11—Feb. 28- Task Force on hiatus/ RCLCO drafts the final plan.
- March 1- RCLCO presents final plan to the Task Force.
- March 31- Task Force presents Master Plan to the County Executive.

### **Open Floor Discussion**

- Angie Boyter stressed the importance of protecting the character of existing communities and noted that she does not support the promotion of ADUs.
- Susan Garber noted the importance of the Task Force sharing its advice/concerns with the consultants. Garber stressed the importance of adequate facilities, including schools, and noted that more discussion on ADUs needs to take place. Garber also noted the importance of keeping land use/zoning regulations predictable so that historical locations, the environment, and quality of life are not sacrificed.
- Kelly Cimino and Jeff Bronow explained how the General Plan consultant will perform scenario testing. The assessment will include fiscal impacts and land use scenario testing that will gather information on infrastructure, water/sewer capacity and budget to create a technical projection.
- Tonya Tiffany suggested a phased-in affordable housing action plan and shared a concern about changing APFO regulations and its effect on schools/infrastructure.
- Additional written comments/suggestions should be emailed to [housingtaskforce@howardcountymd.gov](mailto:housingtaskforce@howardcountymd.gov) or to Kelly Cimino, Bill McCormack or Dr. Caroline Harper.

The meeting ended at 5:03 PM